

BI-MONTHLY MEETING MINUTES
Inchmarlo, Brathens and Glassel Community Council
Wednesday 4th March 2026
Inchmarlo Hall and online via Teams

1. Welcome/Apologies

Present: Paul Herrington, Chris Low, Chris Bath, Andy Dickson, Sue Blow

Members of community: Peter Tyrell and Alastair Stenhouse.

Apologies received from Cllr Yi-Pei Chou Turvey, Cllr Ann Ross, Ross Provan, Cllr Durno. Laurie Huff was unable to join the meeting via Teams due to IT difficulties.

Note that previous meeting minutes were approved via email and are available on the ibgcc.org website. The slide-pack presented during the meeting is available and should be viewed in conjunction with these minutes.

PH noted that Andy Dickson had now taken on the duties of Correspondence Secretary and Chris Low had taken on the minutes duties of Meetings Secretary, however PH will continue to arrange the meetings and issue agendas.

2. Treasurers Report – CB

The current bank balance is £1,330 and the 95 Day Notice account has generated £154 in interest since opening.

3. Aberdeenshire Councillors report

No report received

4. Social Media Update

LH confirmed that the new Facebook site was up and running and available for posts on any relevant matters. Here is the link to the site.

<https://www.facebook.com/profile.php?id=61587074825534>

ACTION: CL to put the Facebook site link on the website and AD to send the link round via the community group email.

ACTION: All Committee members to inform LH of new information or material to be posted on the FB site.

5. Deeside Sustainable Development Charter – PH

6. Local Development Plan Call for Ideas – PH

7. LP/DP Settlement Statement review – PH

These agenda items were covered together.

PH presented slides which showed the context and background for these agenda items – see slides 8-15. The slides show the areas for development which Developers had submitted as part of the “Call for Sites” process covering Banchory and Inchmarlo. It was noted that bids for a total of 393 residential units within Inchmarlo had been submitted by Developers for the LDP29. This includes an expansion to the Inchmarlo Retirement Village (IRV) and of the Kirkwood Homes development.

A proposed “Inchmarlo Settlement Boundary” was presented with no objections.

There was some discussion on the “track record” of delivery by Developers as it was noted that many previously approved submissions included in LDP23 had not actually been delivered eg the proposed hotel and executive housing (OP3) and further retirement housing within Inchmarlo Retirement Village (OP2).

The LDP29 “Call for Ideas” for the IBGCC area was reviewed – see slide 14 in the pack. This includes ideas discussed in the Local Place Plan such as “quiet roads”, protected areas, off-road paths, core paths and segregated roads. A new protected area P3 (see slide) was proposed largely covering the old derelict 18 hole golf course to create a protected strip of natural land between the expanding IRV and the proposed Kirkwood Home development. **The Committee supported the proposed P3.**

A major concern was expressed by AD that new developments take place before associated infrastructure such as NHS services, school provision, sports facilities etc are in place. It was commented that new developments are required to make cash payments for infrastructure to the Council but it was felt that these payments were too low to make a difference. It was noted by PH that this point is specifically addressed in the “Deeside Sustainable Development Charter”.

PH requested approval of the previously circulated “Deeside Sustainable Development Charter”, included as Appendix 1. **Approval from the Committee was granted.**

PH requested approval of the “Call for Ideas” submission for the IBGCC area (document attached) to meet the upcoming extended deadline of 16th March. **Approval from the Committee was granted.**

PH requested approval of the revised Inchmarlo Settlement statement. **Approval from the Committee was granted however further amendments will be made.**

ACTION: PH to submit agreed Call for Ideas material to AC using the online process.

PH reported that a meeting has been arranged for 10th March with David Smart of Leys Estate to discuss the masterplan for development of the Inchmarlo area by the consortium including Leys Estate, IRV (Skene Enterprises) and Kirkwood Homes. PH, CL and Sue Paterson of Banchory CC will attend.

8. Planning Applications – CL

It was reported by CL that no planning applications within the IBGCC area have been submitted so far this year.

9. Mid Hill Windfarm Update - CB

- The sum of £8003.76 was paid out on 3rd February to Glassel Hall for their 3 grant applications covering drainage work, electrical work, and for a defibrillator.
- The Community Fund accrued an additional RPI adjusted sum of £13,410.51 at the end of September 2025.
- This results in an overall net fund balance at 03/03/26 available for allocation held by Mid Hill of £17,259.87.
- Note we have invested £10,000 in the interest bearing account so we have £7,259.87 available for projects plus an additional sum of approx £4,000 which accrued at the end of January.
- The next fund application round is now open and closes at the end of March which is noted on the website.

The committee agreed to publicise this application deadline by posting a note on the Facebook site (URGENT ACTION: Laurie Huff for Facebook and Andy Dickson for community email).

10. Road Safety – Signage - PH

No progress on this issue

11. SEPA Flood risk management plans – AD

The SEPA flood risk survey had been circulated to the community and some members of the Committee had completed it.

12. Review of Actions – PH

See slide 22.

Action 34: chase up council re Kirkwood Homes – this is closed for now but a watching brief is required

Action 38: SB to enquire about joining Surgery Participation group. Enquiries had been made, awaiting response – Action still open.

Action 39: CL to provide email address to LH for Facebook account – Action closed

Action 40: PH to forward road safety correspondence to Cncllr Ross – Action closed

Action 41: Cllr Ross to pursue this matter with council – Still open PH to follow up with Cllr Ross.

Action 42: CB to send Bothy newsletter to Fred Olsen Renewables – Action closed

13. Any other Business

- CL reported that he had recently attended an information session held at the Barn seeking volunteers for the new Banchory Chapter of Cycling Without Age Scotland. <https://cwas.org> This charity helps elderly people with mobility restrictions to get outdoors by taking them for rides on E-bike Trishaws ridden by volunteers (pilots). They have already purchased 2 trishaws for Banchory and their plan is to link up with Inchmarlo Retirement Village, and other Banchory care homes. CL had encouraged Deirdrie Sibson from this worthwhile new Banchory group to apply for funds from the IBGCC Community Fund and had shared information on the application process.
- CB raised the issue of what date the end of the account year should be as there had been no consistency in the past. **The Committee agreed to pick 31st March.**
ACTION: CB to confirm this with Kirsty McLeod at the Council.

14. Next Meeting schedule

Bi-monthly & AGM: 3/6/26

Meeting closed at 9.15

Appendix 1

Deeside Sustainable Development Charter

A shared community statement for the Aberdeenshire Local Development Plan

January 2026

Purpose

This Charter sets out what people across Deeside want future development to look like – and the limits that matter to local communities.

It has been agreed jointly by eight Deeside communities: **Mid-Deeside, Torphins, Inchmarlo/Brathens/Glassel, Banchory, Feughside, Crathes/Drumoak/Durris, Finzean, and Birse & Ballogie**, and is based on Local Place Plans (LPPs) and extensive community engagement.

It is submitted to help shape the Aberdeenshire Local Development Plan (LDP), and is intended to guide decisions on housing, infrastructure, energy projects and other development that affects Deeside.

Context

Deeside communities are closely connected. We share transport networks, schools, health services, landscapes, green spaces, utilities and digital infrastructure. Development in one place often affects people elsewhere. Too often, decisions are taken without fully considering these wider and cumulative impacts.

This Charter asks that Deeside is planned **as a connected place**, with communities involved early and meaningfully in decisions that affect them.

The Charter aligns with National Planning Framework 4, Aberdeenshire Council's commitment to community-led planning, and the statutory role of Local Place Plans.

Our shared vision for Deeside

Residents want a Deeside that:

- Protects its landscapes, wildlife and heritage
- Retains the character and identity of towns and villages
- Is well connected, but not over-developed
- Is resilient to climate change and supports nature recovery
- Works for people of all ages, incomes and abilities
- Supports local jobs and businesses without harming the environment

Development should improve everyday life for current and future residents, not undermine what makes Deeside special.

What we mean by sustainable development

People across Deeside support development that:

- Fits the place and respects local character
- Comes with the infrastructure needed to support it
- Meets real local housing and economic needs
- Strengthens communities and wellbeing
- Protects and enhances the natural environment

Growth should be **planned, appropriate and based on local needs**, not driven by speculation or allowed to accumulate without responsibility for its overall impact. Growth should **add value to place**, not dilute it.

How this Charter should be used

Deeside communities ask Aberdeenshire Council to:

- Take this Charter into account alongside Local Place Plans when preparing the LDP
- Use it to guide decisions on the scale, location and timing of development and infrastructure
- Engage early with communities where proposals may have wider or cumulative impacts

This Charter is intended to be a **living document**, with communities remaining involved as the LDP is prepared and delivered.

Deeside Sustainable Development Charter - Core Planning Principles

These principles explain what residents expect to see when development is planned or assessed.

1. Infrastructure First (NPF4 policy 18)

Development should only proceed where essential infrastructure is already in place or clearly committed and fully funded before occupation. This includes education (early years, primary and secondary), health and social care, roads, transport, construction traffic impact, utilities and digital connectivity. Development must not overload existing services.

2. Place Before Scale (NPF4 policies 4, 7, 11, 14, 15 and 29)

Development should respect the scale, setting and character of each settlement. Large or poorly sited development, including energy and grid infrastructure, should not dominate landscapes, erode rural character or blur separation between communities.

3. Housing for Local Need (NPF4 policies 15, 16 and 17)

Housing should reflect identified local needs, including at least 30% affordable housing and smaller, accessible and adaptable homes. Priority should be given to first-time buyers, key workers, families and people downsizing within their community (e.g. retirees).

4. Support Small Rural Communities

Small villages and rural communities should be supported through the protection of rural nurseries, schools, community buildings and essential local services to ensure that they remain viable communities. These communities are key to a self-sustaining rural population.

5. Climate and Biodiversity Responsibility (NPF4 policies 1, 2, 3, 5, 6, 12, 19 and 22)

All development should reduce emissions, plan for climate impacts such as flooding and extreme weather, protect habitats and deliver measurable benefits for biodiversity and nature recovery, including nature-based solutions.

6. Nature as Essential Infrastructure – Green and Blue corridors (NPF4 policy 20)

Green and blue spaces – parks, woodlands, rivers, wetlands and path networks – are essential for health, wellbeing, wildlife and climate resilience and should be protected, enhanced and connected, and treated as essential infrastructure.

7. Active travel and road safety (NPF4 policies 13 and 15)

Development should prioritise safe, continuous routes for walking and cycling within and between communities, alongside road safety improvements that support everyday journeys.

8. Rural public transport (NPF4 policies 13 and 15)

Planning decisions should support improved rural public transport, reducing car dependence and improving access to jobs, education, healthcare and services.

9. Local Economy (NPF4 policies 25, 26, 29, 30 and 31)

Development should strengthen the local economy by supporting small businesses, local jobs and skills, and sustainable tourism (e.g. walking, cycling) that respects communities and landscapes.

10. Community facilities and connections (NPF4 policies 21 and 24)

Community halls, hubs and shared spaces are essential to wellbeing and resilience and should be protected and enhanced. Reliable digital connectivity is also essential infrastructure.

11. Community benefit

Where development generates community benefits, these should be transparent and aligned with locally agreed priorities, delivering lasting value for affected communities.

12. Cross-boundary working

Planning decisions should recognise cumulative and cross-community impacts. A coordinated approach should be taken where issues extend beyond individual settlements.